

JOINT
PUBLIC NOTICE

CHARLESTON DISTRICT, CORPS OF ENGINEERS
69A Hagood Avenue
Charleston, South Carolina 29403-5107
and the
S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL
OFFICE OF OCEAN AND COASTAL RESOURCE MANAGEMENT
1362 McMillan Avenue, Suite 400
Charleston, South Carolina 29405

REGULATORY DIVISION

Refer to: P/N #2004-1W-236-C

23 JULY 2004

Pursuant to Sections 401 and 404 of the Clean Water Act (33 U.S.C. 1344), and the South Carolina Coastal Zone Management Act (48-39-10 et seq.) an application has been submitted to the Department of the Army and the S.C. Department of Health and Environmental Control by

BEAZER HOMES USA, INC.
c/o GENERAL ENGINEERING & ENVIRONMENTAL, LLC
POST OFFICE BOX 30712
CHARLESTON, SOUTH CAROLINA 29417

for a permit to place fill material in jurisdictional

WETLANDS AND DITCHES

at 29 locations on a 177-acre tract adjacent to Bees Ferry Road in Charleston, Charleston County, South Carolina (Latitude 32.806440°, Longitude 80.100650°)

In order to give all interested parties an opportunity to express their views

NOTICE

is hereby given that written statements regarding the proposed work will be received by both of the above mentioned offices until

12 O'CLOCK NOON, MONDAY, 23 AUGUST 2004

from those interested in the activity and whose interests may be affected by the proposed work.

The proposed project consists of placing fill material in 6.33 acres of wetlands and jurisdictional ditches on an undeveloped forested 177-acre tract of land. The site contains a total of 43.21 acres of wetlands with most of the wetland areas connected by a series of jurisdictional ditches. The proposed project consists of impacts to 12 wetland areas and 17 ditches and is shown on sheets 2 through 7 of 9. The applicant proposes on-site mitigation to restore 9.96 acres of wetlands and to preserve 23.92 acres of wetlands along with 12.82 acres of forested buffers. The purpose of the project according to the applicant is to develop this tract for mixed use (commercial and residential uses).

23 JULY 2004

NOTE: Plans depicting the work described in this notice are available and will be provided, upon receipt of a written request, to anyone that is interested in obtaining a copy of the plans for the specific project. The request must identify the project of interest by public notice number and a self-addressed stamped envelope must also be provided for mailing the drawings to you. Your request for drawings should be addressed to the

**U.S. Army Corps of Engineers
ATTN: REGULATORY DIVISION
69A Hagood Avenue
Charleston, South Carolina 29403-5107**

The District Engineer has concluded that the discharges associated with this project, both direct and indirect, should be reviewed by the South Carolina Department of Health and Environmental Control in accordance with provisions of Section 401 of the Clean Water Act. As such, this notice constitutes a request, on behalf of the applicant, for certification that this project will comply with applicable effluent limitations and water quality standards. The work shown on this application must also be certified as consistent with applicable provisions the Coastal Zone Management Program (15 CFR 930). The District Engineer will not process this application to a conclusion until such certifications are received. The applicant is hereby advised that supplemental information may be required by the State to facilitate the review.

This notice initiates the Essential Fish Habitat (EFH) consultation requirements of the Magnuson-Stevens Fishery Conservation and Management Act. Implementation of the proposed project would impact 6.33 acres of freshwater wetlands and jurisdictional ditches upstream from estuarine substrates and emergent wetlands utilized by various life stages of species comprising the red drum, shrimp, and snapper-grouper management complexes. Our initial determination is that the proposed action would not have a substantial individual or cumulative adverse impact on EFH or fisheries managed by the South Atlantic Fishery Management Council and the National Marine Fisheries Service (NMFS). Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the NMFS.

The District Engineer has consulted the most recently available information and has determined that the project will have no effect on any Federally endangered, threatened, or proposed species and will not result in the destruction or adverse modification of designated or proposed critical habitat. This public notice serves as a request to the U.S. Fish and Wildlife Service and the National Marine Fisheries Service for any additional information they may have on whether any listed or proposed endangered or threatened species or designated or proposed critical habitat may be present in the area which would be affected by the activity, pursuant to Section 7(c) of the Endangered Species Act of 1973 (as amended).

The District Engineer has consulted the latest published version of the National Register of Historic Places for the presence or absence of registered properties, or properties listed as being eligible for inclusion therein, and this worksite is not included as a registered property or property listed as being eligible for inclusion in the Register. Consultation of the National Register constitutes the extent of cultural resource investigations by the District Engineer, and he is otherwise unaware of the presence of such resources. Presently unknown archaeological, scientific, prehistorical, or historical data may be lost or destroyed by the work to be accomplished under the requested permit.

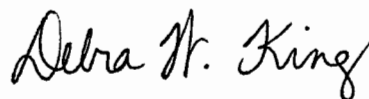
23 JULY 2004

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider this application. Requests for a public hearing shall state, with particularity, the reasons for holding a public hearing.

The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the activity on the public interest and will include application of the guidelines promulgated by the Administrator, Environmental Protection Agency (EPA), under authority of Section 404(b) of the Clean Water Act and, as appropriate, the criteria established under authority of Section 102 of the Marine Protection, Research and Sanctuaries Act of 1972, as amended. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which reasonably may be expected to accrue from the project must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the project will be considered including the cumulative effects thereof; among those are conservation, economics, aesthetics, general environmental concerns, wetlands, historic properties, fish and wildlife values, flood hazards, flood plain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food and fiber production and, in general, the needs and welfare of the people. A permit will be granted unless the District Engineer determines that it would be contrary to the public interest. In cases of conflicting property rights, the Corps of Engineers cannot undertake to adjudicate rival claims.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this project. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the activity.

If there are any questions concerning this public notice, please contact me at 843-329-8044 or toll free at 1-866-329-8187.



Debra W. King
Project Manager
Regulatory Division
U.S. Army Corps of Engineers

**Attachment to the
Joint Federal and State Application Form**

**Proposed Single- and Multi-Family Residential Development
Bolton Tract, 177 Acres
Charleston County, South Carolina**

**11. Description of the Overall Project and of Each Activity In or Affecting
U.S. Waters or State critical areas.**

Background Information

The 177-acre referenced property is located between Bees Ferry Road and Highway 17 in Charleston, South Carolina. The site location is shown in the attached Sheet 1. Beazer Homes USA, Inc. (Beazer) has purchased the property with the intent to develop a mixed-use development. The site was originally zoned as Light Industrial by Charleston County. However, the site has been annexed by the City of Charleston, South Carolina, and is now zoned as a Planned Unit Development (PUD) to allow single- and multi-family residential development of the site.

The site is undeveloped and forested with 43.21 acres of wetlands. The majority of the wetlands located on the the property are linked together by a series of jurisdictional ditches. The general groundwater and surface water flow on the site is from east to west toward a small tributary of the Stono River. The location of the subject site is depicted on Sheet 1.

Proposed Impacts

The majority of the proposed impacts for this project include the filling of jurisdictional wetlands for construction of roadways that will allow access to the upland portions of this property. Several smaller wetlands are also proposed to be filled in order to create contiguous upland area for development of the site and to allow homesites to fit on the proposed lots. The total amount of impacts for this project will be 6.33 acres. Sheets 2 through 7 depict the overall site plan and the location of all on-site wetlands and details the proposed impacts to these wetlands.

A total of twelve different wetland areas and 17 man-made jurisdictional ditches will be impacted during construction of the proposed development. The proposed road crossings will be constructed of natural fill material (soil) and the driving surface will be stabilized using asphalt. The applicant will place silt fences on either side of the proposed road in order to prevent soil from entering the adjacent wetlands until groundcover is established on the side slopes. Based on the average height of the proposed road and the 2:1 typical side slope, the average width of the right-of-way near the entrances to the site will be approximately 100-feet wide. These roads will narrow to approximately 80-feet wide as they proceed toward the main body of the neighborhood. Road crossings within the neighborhood will be approximately 50-feet wide. Appropriately sized culverts will be placed at the low points along the existing grade to ensure that the proposed road will not have a damming effect on water flow within the identified wetland. The proposed location of the culverts is depicted on the plan views.

Although the majority of these impacts are associated with the road crossings described above, several are being filled in order to create suitable upland area for construction of both single- and multi-family residential structures. The soil in these areas will be mucked prior to being filled with natural soil material to enhance the structural stability of the soil. The applicant will place silt fences along the edge of the impacted area in order to prevent soil from entering the adjacent wetlands until groundcover is established on the side slopes. Typical wetland fill details are included on Sheet 8. A summary of the proposed impacts is included on Sheet 9.

Proposed Mitigation Plan

Based on our past experience working with the South Carolina Department of Health and Environmental Control's Office of Ocean and Coastal Resource Management (OCRM), mitigation will be required to offset the wetland impacts associated with the construction of the proposed development. Therefore, the applicant intends to restore several on-site wetlands by plugging ditches that were constructed in an effort to drain the wetland areas. The applicant will also place restrictive covenants on all remaining on-site and maintain a 25-foot wide forested, upland buffer in single-family residential areas and a 40-foot wide buffer in multi-family residential areas adjacent to each of the wetlands that will be preserved.

In summary, the proposed mitigation consists of the restoration of 9.96-acres of jurisdictional wetlands, the preservation of 23.92-acres of jurisdictional wetlands, and the placement of approximately 12.82-acres of forested buffer around the wetlands. This mitigation will provide sufficient mitigation credits to offset the filling of 6.33-acres of wetland to construct the mixed-used development. Calculation sheets for the proposed impacts are attached.

P/N 2004-1W-236-C



NOT TO SCALE



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

R:\3890\CDWG\WETLAND_PERMIT

Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Project:
BOLTON SUBDIVISION

Location:
CITY OF CHARLESTON, SC

Applicant: 2004-1W-236-C

BEAZER HOMES
7410 NORTHSIDE DRIVE
NORTH CHARLESTON, SC 29420
ATTN: FRANK FINLAW
PHONE: 843/572-3611
FAX: 843/797-3585

U.S. GEOLOGICAL SURVEY MAP AND
SITE LOCATION
JOHNS ISLAND QUADRANGLE

CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

Sheet 1 of 9

Date: JUNE 30, 2004

VIEW A

NOT TO SCALE

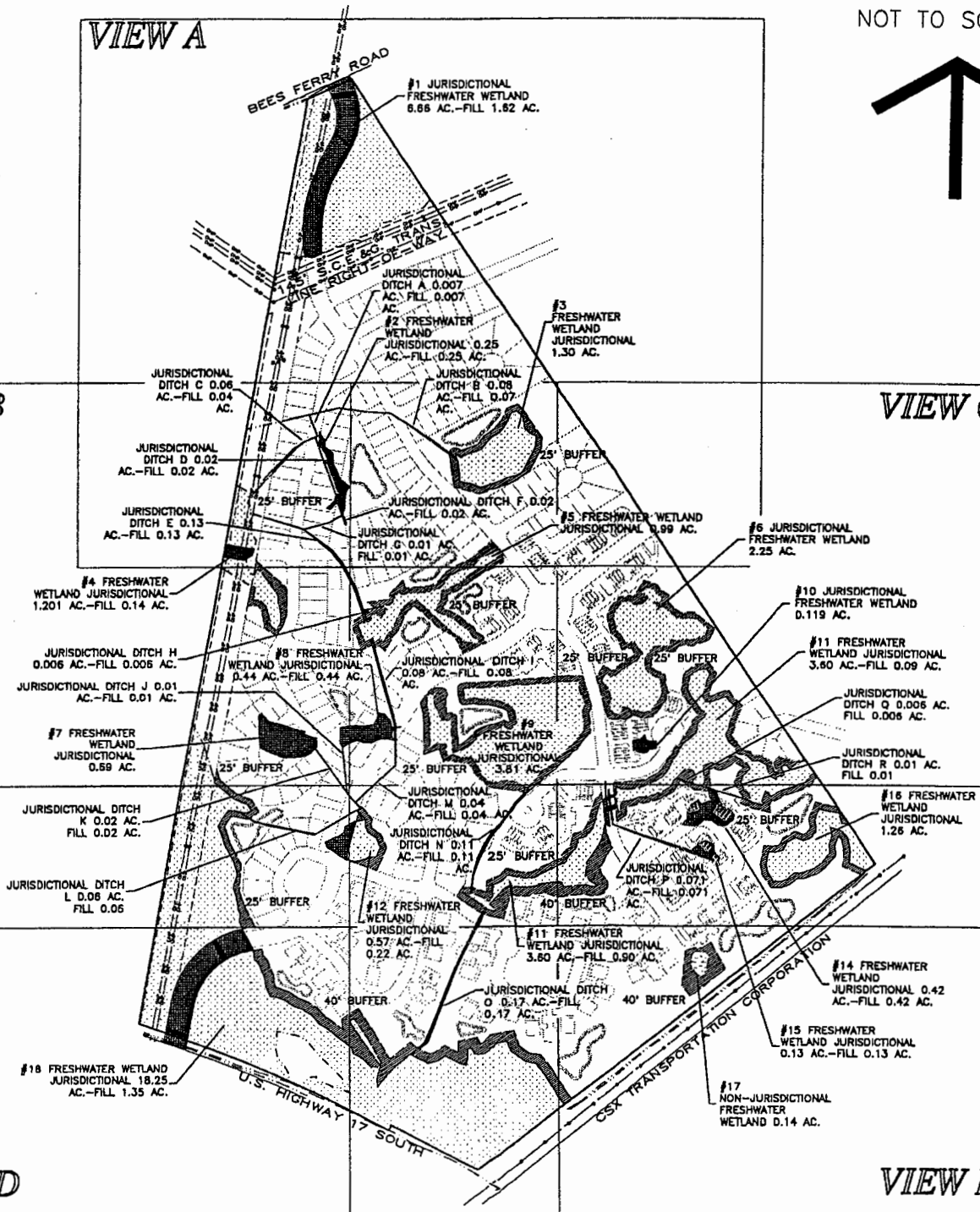


VIEW B

VIEW C

VIEW D

VIEW E



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

R:\3890\CDWG\WETLAND_PERMIT

Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Applicant: 2004-1W-236-C

Project:
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7410 NORTHSIDE DRIVE
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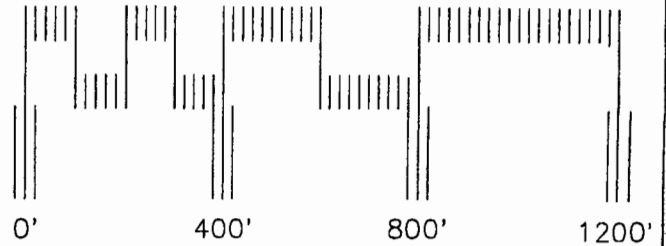
Location:
CITY OF CHARLESTON, SC

OVERALL VIEW

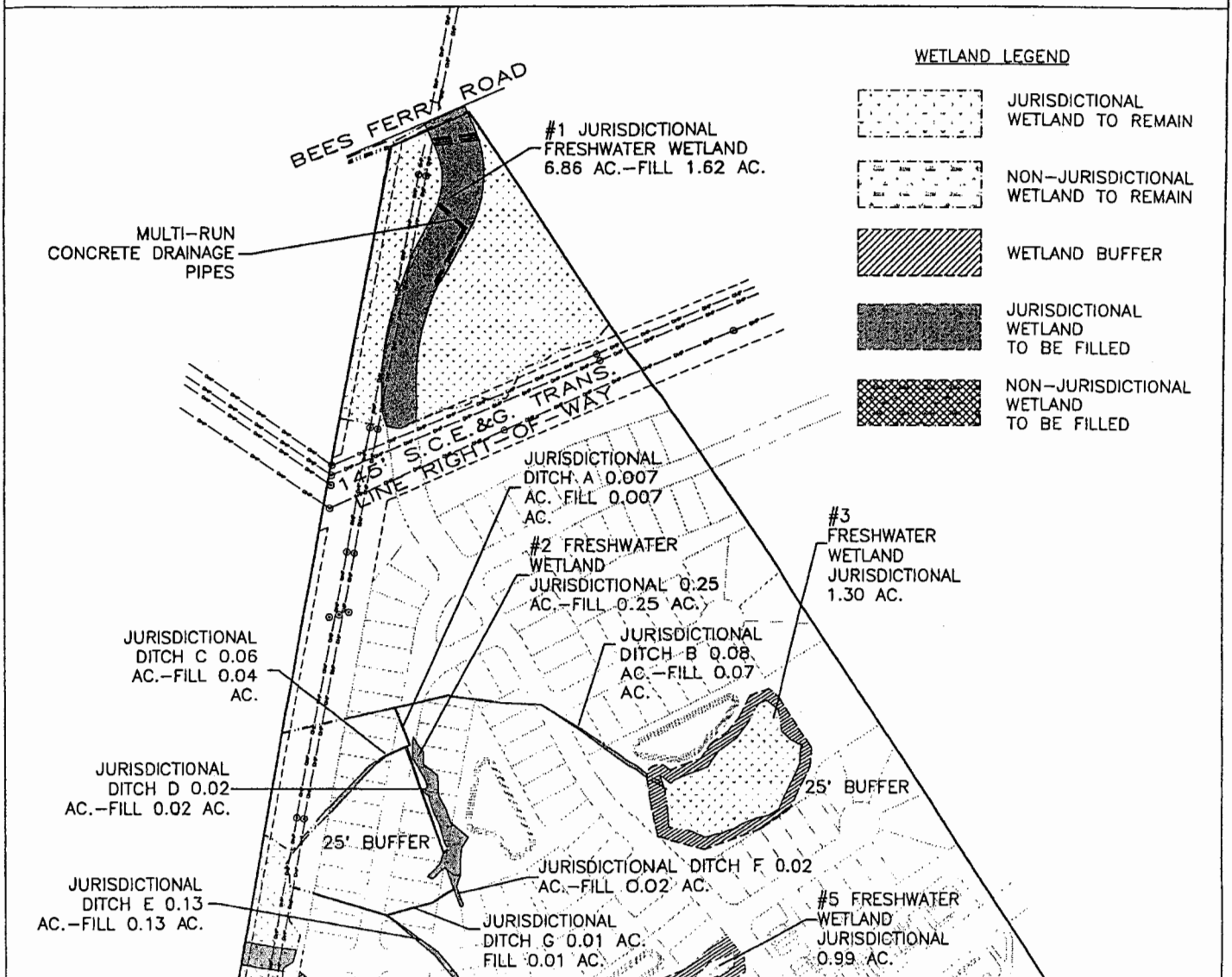
CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

Sheet 2 of 9

Date: June 30, 2004



GRAPHIC SCALE: 1" = 400'



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

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Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Project:
BOLTON SUBDIVISION

Location:
CITY OF CHARLESTON, SC

Applicant: 2004-1W-236-C

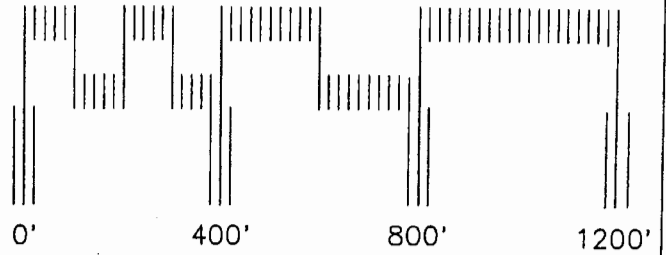
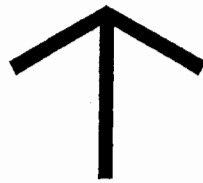
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7410 NORTHSIDE DRIVE
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VIEW "A"

CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC



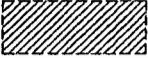


Sheet 3 of 9

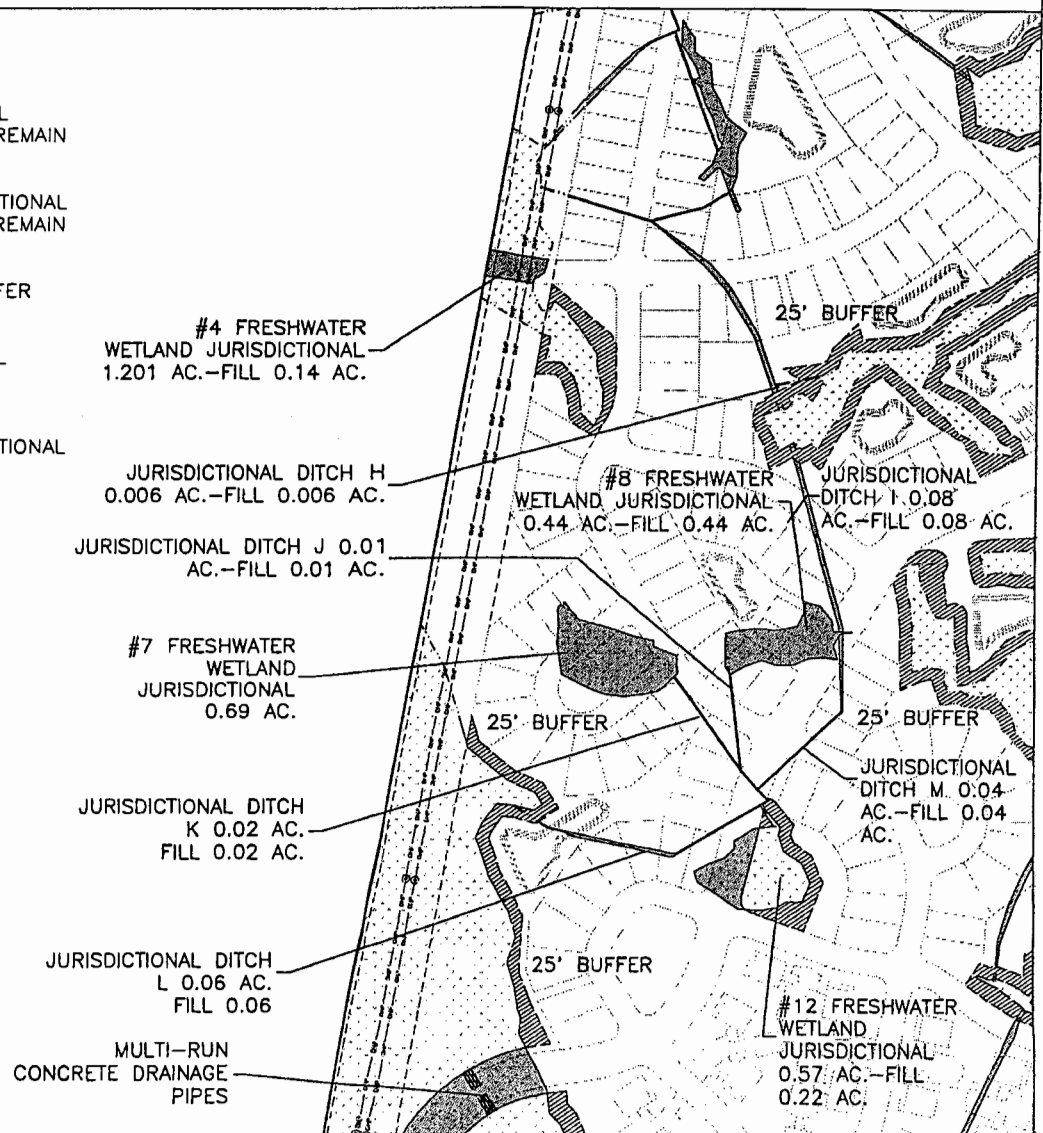
Date: June 30, 2004



GRAPHIC SCALE: 1" = 400'

WETLAND LEGEND

-  JURISDICTIONAL WETLAND TO REMAIN
-  NON-JURISDICTIONAL WETLAND TO REMAIN
-  WETLAND BUFFER
-  JURISDICTIONAL WETLAND TO BE FILLED
-  NON-JURISDICTIONAL WETLAND TO BE FILLED



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

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Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Project:
BOLTON SUBDIVISION

Location:
CITY OF CHARLESTON, SC

Applicant: 2004-1W-236-C

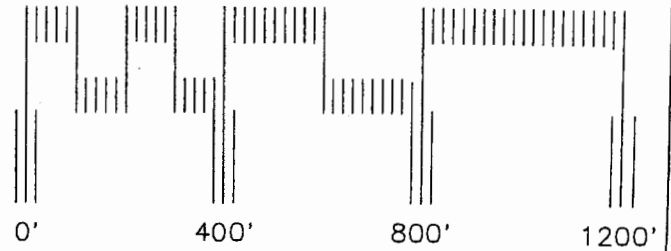
BEAZER HOMES
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ATTN: FRANK FINLAW
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VIEW "B"

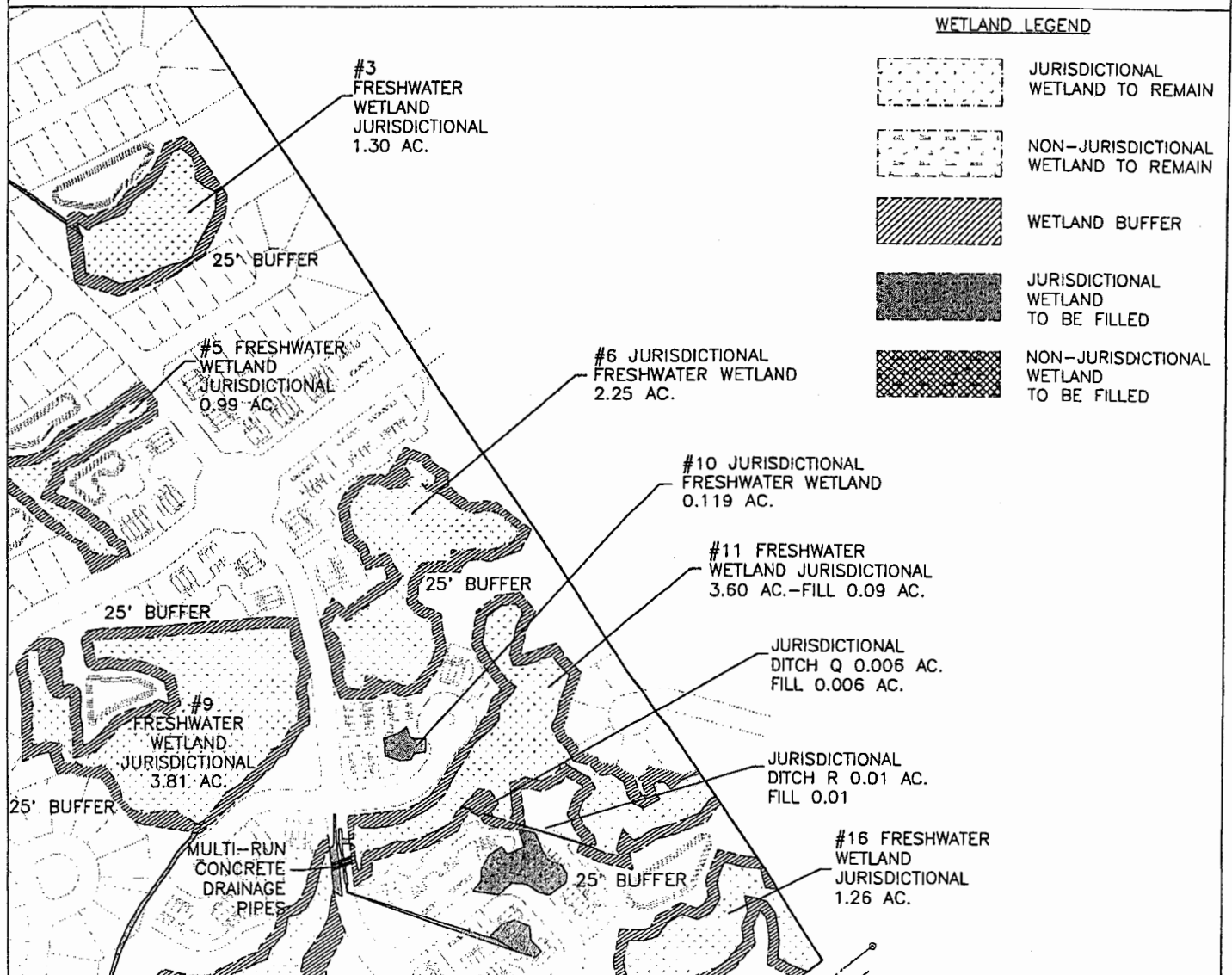
CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

Sheet 4 of 9

Date: June 30, 2004



GRAPHIC SCALE: 1" = 400'



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

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Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Project:
BOLTON SUBDIVISION

Location:
CITY OF CHARLESTON, SC

Applicant: 2004-1W-236-C

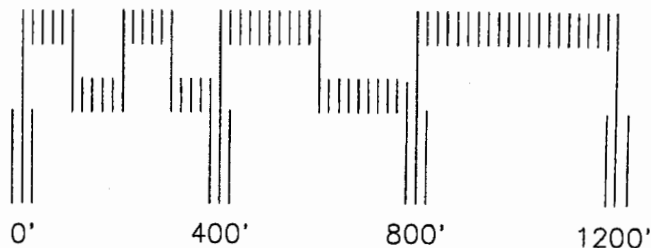
BEAZER HOMES
7410 NORTHSIDE DRIVE
NORTH CHARLESTON, SC 29420
ATTN: FRANK FINLAW
PHONE: 843/572-3611
FAX: 843/797-3585

VIEW "C"

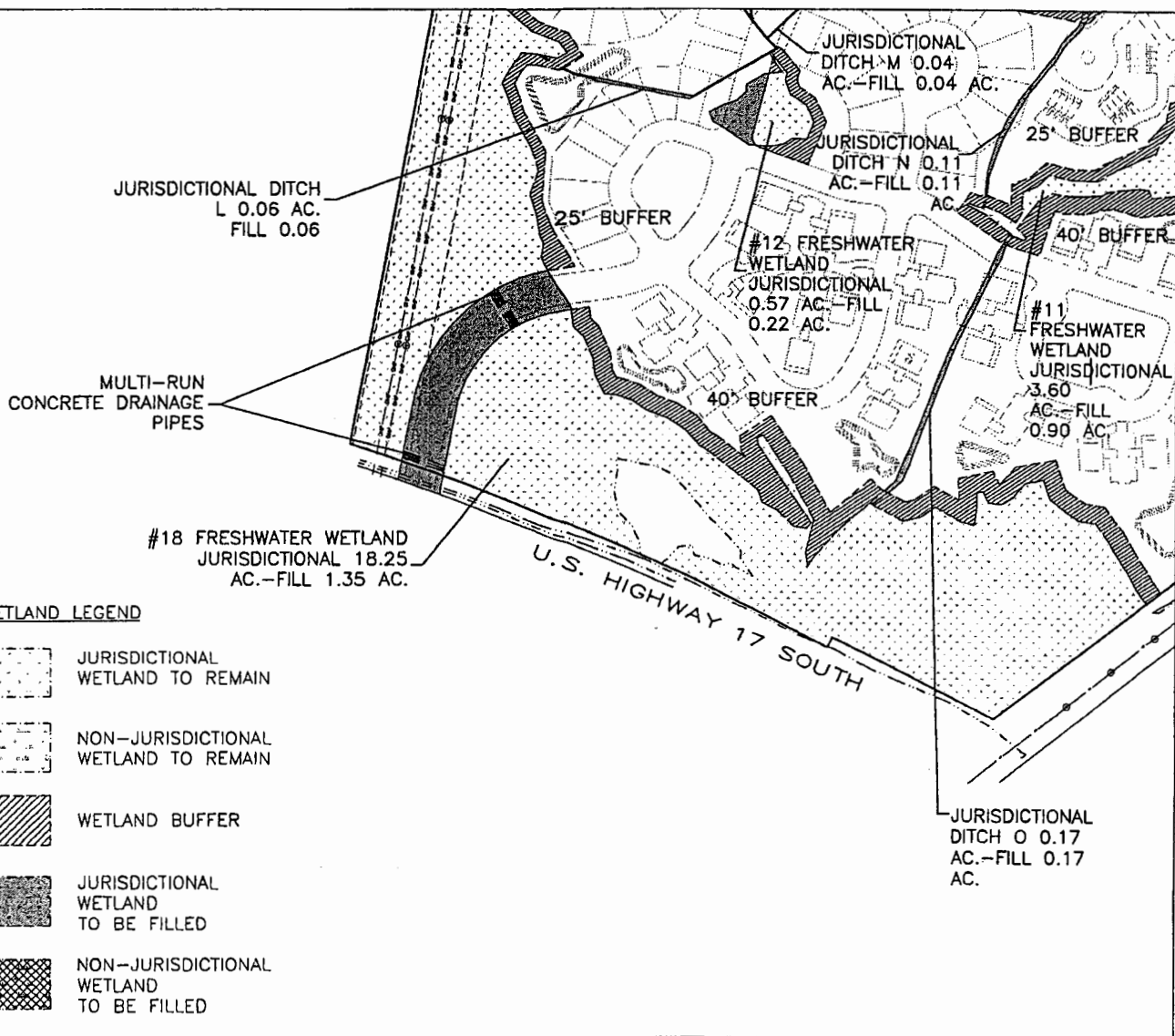
CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

Sheet 5 of 9

Date: June 30, 2004



GRAPHIC SCALE: 1" = 400'



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

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Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Applicant: 2004-1W-236-C

Project:
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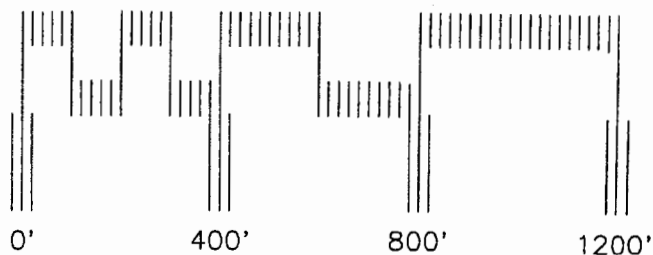
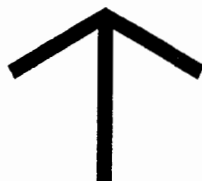
Location:
CITY OF CHARLESTON, SC

CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

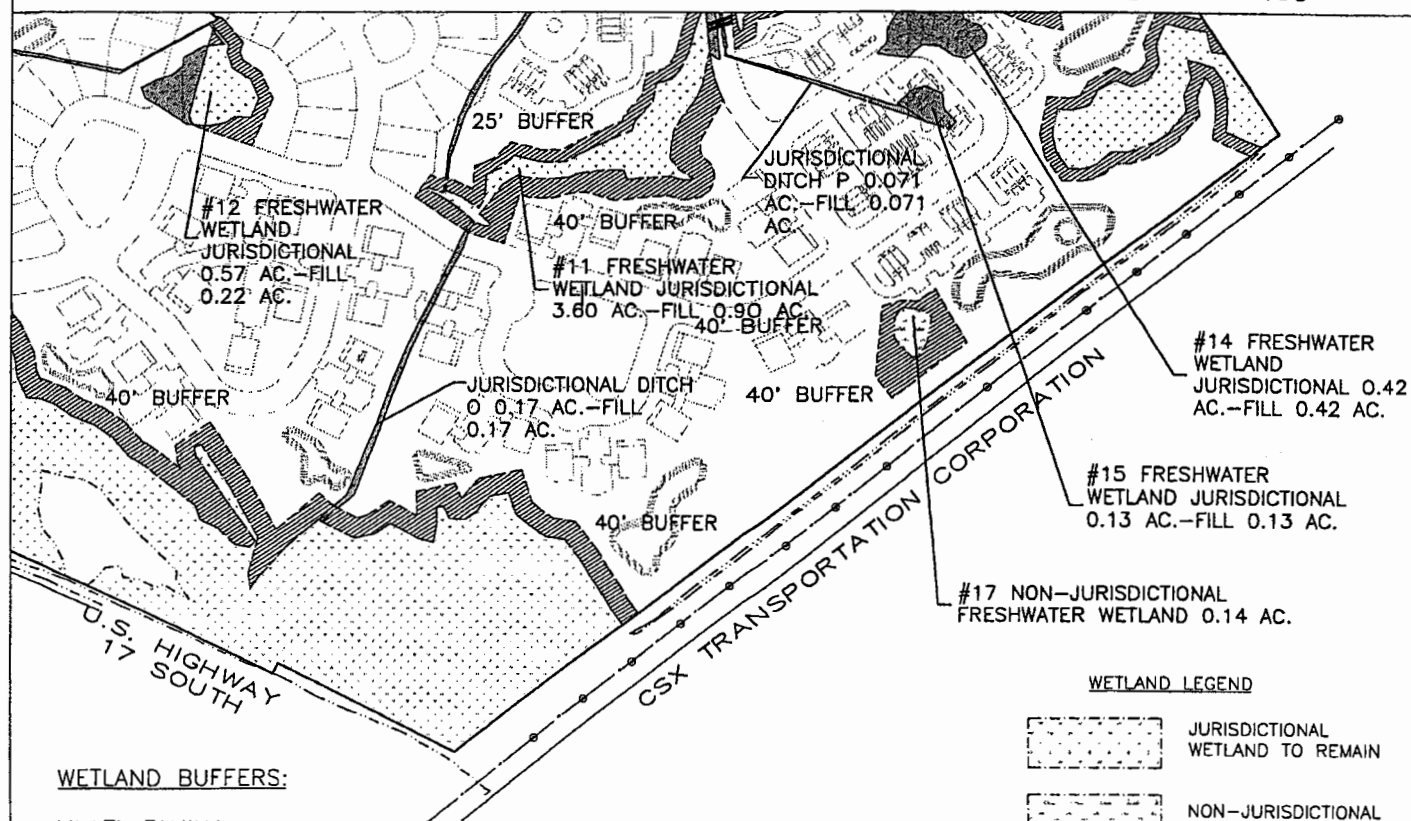
Sheet 6 of 9

Date: June 30, 2004

VIEW "D"



GRAPHIC SCALE: 1" = 400'

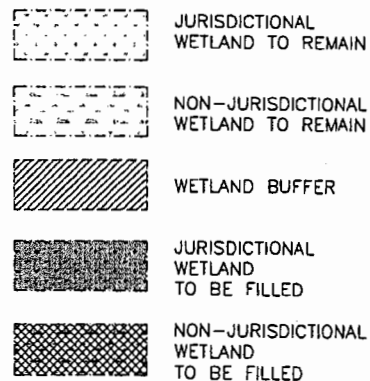


WETLAND BUFFERS:

MULTI-FAMILY:
MINIMUM WIDTH = 25'
AVERAGE WIDTH = 40'

SINGLE FAMILY:
MINIMUM WIDTH = 6'
(6' MIN. ON WETLAND #9 AT ROADWAY
CROSSING. ALL OTHER MINIMUM WIDTHS ARE
10' OR GREATER.)
AVERAGE WIDTH = 25'

WETLAND LEGEND



LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

R:\3890\CDWG\WETLAND_PERMIT

Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Project:
BOLTON SUBDIVISION

Location:
CITY OF CHARLESTON, SC

Applicant: 2004-1W-236-C

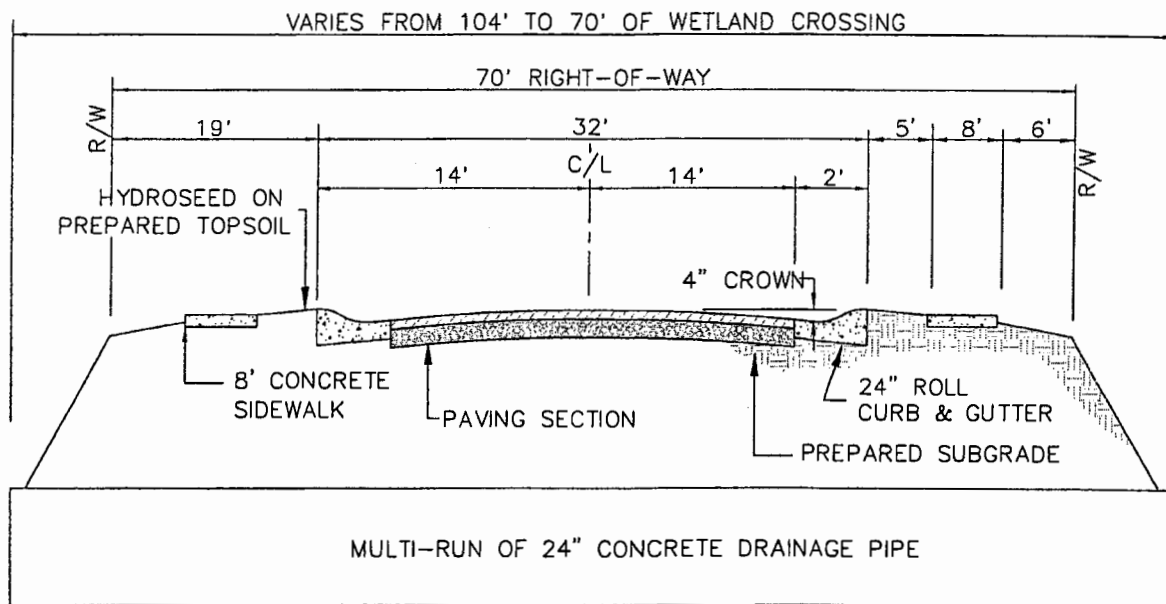
BEAZER HOMES
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NORTH CHARLESTON, SC 29420
ATTN: FRANK FINLAW
PHONE: 843/572-3611
FAX: 843/797-3585

VIEW "E"

CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

Sheet 7 of 9

Date: June 30, 2004

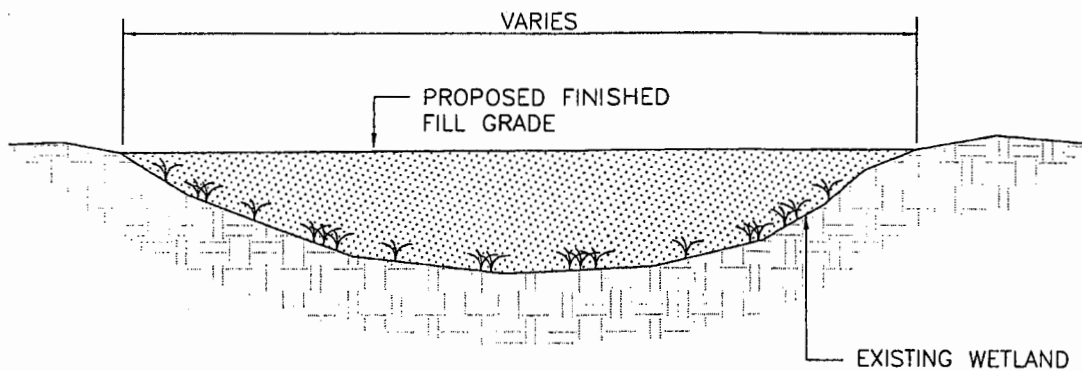


NOTES:

1. CROSS SLOPE OF SIDEWALK NOT TO EXCEED 2%.
2. THE NUMBER OF 24" RCP AT CROSSING TO BE DETERMINED.

ROADWAY SECTION

(NOT TO SCALE)



NOTE: SOIL EXCAVATED (MUCKED) PRIOR TO PLACING FILL WHERE NECESSARY FOR STRUCTURAL STABILITY. DEPTH OF MUCKING VARIES.

**TYPICAL WETLAND
FILL DETAIL**
(NOT TO SCALE)

LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

R:\3890\CDWG\WETLAND_PERMIT

Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Applicant: **2004-1W-236-C**

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Location:
CITY OF CHARLESTON, SC

CITY OF CHARLESTON
COUNTY OF: CHARLESTON, SC

Sheet 8 of 9

Date: June 30, 2004

DETAILS

WETLAND, DITCH AND BUFFER NUMBERS	WETLAND BUFFER	WETLAND TO BE PRESERVED	JURISDICTIONAL WETLAND TO BE FILLED	NON- JURISDICTIONAL WETLAND TO BE FILLED	TOTAL WETLAND TO BE FILLED
1		5.24	1.62		1.62
2			0.25		0.25
3	0.67	1.30			
4	0.41	1.06	0.14		0.14
5	1.32	0.99			
6	1.24	2.25			
7			0.69		0.69
8			0.44		0.44
9	1.67	3.81			
10			0.12		0.12
11	3.31	3.51	0.09		0.09
12	0.25	0.35	0.22		0.22
14			0.42		0.42
15			0.13		0.13
16	0.74	1.26			
Non-J 17	0.59	0.14			
18	2.62	16.90	1.35		1.35
Sub-Total	12.82	36.81	5.35	0.00	5.47
A			0.01		0.01
B		0.01	0.07		0.07
C		0.02	0.04		0.04
D			0.02		0.02
E			0.13		0.13
F			0.02		0.02
G			0.01		0.01
H		0.01			
I		0.01	0.07		0.07
J			0.01		0.01
K			0.02		0.02
L			0.06		0.06
M			0.04		0.04
N			0.11		0.11
O			0.17		0.17
P			0.07		0.07
Q			0.01		0.01
R			0.01		0.01
Sub-Total	0.000	0.05	0.86	0.000	0.86
TOTALS	12.82	36.86	6.33	0.00	6.33

TOTAL SITE ACREAGE = 177.42 ACRES
 TOTAL WETLANDS ON SITE = 24.34% ACRES
 TOTAL JURISDICTIONAL WETLANDS ON SITE = 24.26%
 TOTAL WETLANDS TO BE IMPACTED = 14.66%
 TOTAL JURISDICTIONAL WETLANDS TO BE IMPACTED = 14.66%

LATITUDE: 32°48'30"N LONGITUDE: 80°05'30"W

R:\3890\CDWG\WETLAND_PERMIT

Activity:
SINGLE AND MULTI-FAMILY DEVELOPMENT

Applicant: 2004-1W-236-C

Project:
BOLTON SUBDIVISION

BEAZER HOMES
 7410 NORTHSIDE DRIVE
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 ATTN: FRANK FINLAW
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 FAX: 843/797-3585

Location:
 CITY OF CHARLESTON, SC

SUMMARY

CITY OF CHARLESTON
 COUNTY OF: CHARLESTON, SC

Sheet 9 of 9

Date: June 30, 2004

WETLANDS AND OTHER WATERS OF THE U.S. EXCLUDING STREAMS

Mitigation Summary Worksheet for Permit Application # 2004-1W-236-C

I. Required Mitigation	Credits	Acres
A. Total Required Mitigation Credits	62.9	6.33
II. Non-Banking Credit Summary	Credits	Acres
B. Creation	0.0	0.00
C. Restoration and/or Enhancement (Non-Buffer Enhancement)	26.9	9.96
D. Restoration and/or Enhancement (Buffer Enhancement)	19.2	12.82
E. Total No Net Loss Non-Bank Mitigation = B+C+D	46.1	22.78
F. Preservation	24.0	23.92
G. Total Proposed Non-Bank Mitigation = E+F	70.2	46.7
III. Banking Credit Summary	Credits	Acres
H. Creation	0.0	0.00
I. Restoration and/or Enhancement (Non-Buffer Enhancement)	0.0	0.00
J. Restoration and/or Enhancement (Buffer Enhancement)	0.0	0.00
K. Total No Net Loss -Bank Mitigation = H+I+J	0.0	0.00
L. Preservation	0.0	0.00
M. Total Proposed Bank Mitigation = K+L	0.0	0.00
IV. Grand Totals	Credits	Acres
N. Total Preservation Mitigation = F+L	24.0	23.92
O. Total Non-Preservation Mitigation = E+K	46.1	22.78
P. Total Creation = B+H	0.0	0
Q. Total Restoration and/or Enhancement (Non-Buffer Enhancement) = C+I	26.9	9.96
R. Total Proposed Mitigation	97.0	56.66

Is $PMC \Rightarrow RMC$ Yes

Is $PMC_{Non-Preservation} \Rightarrow 1/2 RMC$ Yes

Is $PMC_{Creation+Restoration/Enhancement(Non-Buffer Enhancement)} \Rightarrow 1/4 RMC$ Yes